

**DEED**

THIS DEED is made this 1<sup>st</sup> day of May 2014, by and between PNC BANK, NATIONAL ASSOCIATION, a national banking association, party of the first part, and FOTP LLC, a District of Columbia limited liability company, party of the second part:

WITNESSETH, that for good and valuable consideration, the party of the first part does hereby grant unto the party of the second part, in fee simple, that certain piece or parcel of land, together with the improvements, rights, privileges and appurtenances to the same belonging, situate in the District of Columbia, described as follows, to wit:

[PLEASE SEE ATTACHED EXHIBIT A]

TOGETHER WITH all right, title and interest of the party of the first part, if any, in any land lying in the bed of any street, road, avenue or alley, open or closed, in front of or adjoining the land described on the attached Exhibit A, to the center line thereof; and all easements and other rights appurtenant to the land (all of the foregoing, collectively, the "Property").

SUBJECT TO those encumbrances and exceptions as set forth on Exhibit B attached hereto and forming a part hereof, insofar as now in force and if applicable.

And the said party of the first part covenants that it will warrant specially the property hereby conveyed; and that it will promptly execute such further assurances of said land as may be requisite. It is the intent upon the conveyance described herein that the party of the second part will have acquired all of the party of the first part's interest in the above referenced property.

IN TESTIMONY WHEREOF, PNC Bank, National Association has caused this instrument to be signed by Kathleen A. Taylor Vice President, and does hereby appoint said Vice President to be its attorney-in-fact to acknowledge these presents as its act and deed.

PNC BANK, NATIONAL ASSOCIATION, a  
national banking association

By: Kathleen A. Taylor  
Kathleen A. Taylor, Vice President  
[Print Name and Title]

State of: Pennsylvania)  
County of: Allegheny) ss:

I, Helen Kundman, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that Kathleen A. Taylor, who is personally well known to me as the person named as attorney-in-fact in the foregoing and annexed instrument, dated the 1st day of May, 2014, personally appeared before me in the jurisdiction aforesaid to acknowledge same, and as attorney-in-fact and by virtue of the authority vested in him by such instrument, acknowledged the same to be the act and deed of PNC Bank, National Association, and that he delivered the same as such.

This Instrument was acknowledged before me on May 1st, 2014 by Kathleen A. Taylor as V.P. of PNC BANK, NATIONAL ASSOCIATION, a national banking association.

Helen Kundman  
Notary Public

My Commission Expires: May 3rd 2016

NOTARIAL SEAL  
HELEN KUNDMAN  
Notary Public  
PITTSBURGH CITY, ALLEGHENY COUNTY  
My Commission Expires May 3, 2016

Please Return To:

K&L Gates LLP  
1601 K Street, N.W.  
Washington, D.C. 20006  
Attn: Edward A. Bloom, Esq.

## **EXHIBIT A**

### **Legal Description**

All that certain lot or parcel of land together with all improvements thereon located and being in the City of Washington in the District of Columbia and being more particularly described as follows:

Lot numbered Thirty (30) in Square numbered Two Hundred Twenty-one (221) in the subdivision made by The Riggs National Bank as per plat recorded in the Office of the Surveyor for the District of Columbia in Liber 24 at folio 45.

AND

Lot numbered Thirty-three (33) in Square numbered Two Hundred Twenty-one (221) in the subdivision made by The Arlington Fire Insurance Co. for the D.C., as per plat recorded in the Office of the Surveyor for the District of Columbia in Liber 43 at folio 108.

NOTE: At the date hereof all of the above described property is designated on the Records of the Assessor for the District of Columbia for assessment and taxation purposes as Lot numbered Eight Hundred Ten (810) in Square numbered Two Hundred Twenty-one (221).

## **EXHIBIT B**

### **Permitted Encumbrances**

1. Possible additional assessments for taxes, either prospective or retroactive, for new construction or for any major improvements, as well as for current year's taxes levied or to be levied and not yet certified.
2. Unrecorded easements, discrepancies, or conflicts in boundary lines, shortages in area and encroachments which an accurate and complete survey would disclose, or which are not shown by the public records.
3. Unfiled municipal claims.
4. Easements and rights granted for utilities.
5. Rights, public and private, in and to any portion of the Property that lies within the right of way of any public street or alley abutting the Property.
6. Zoning and building laws, ordinances, and regulations.
7. Agreement Relating to the Occupation of Sub-surface Public Space (Vaults) recorded August 28, 1969 as Instrument No. 16985 in Liber 13026 at folio 461.
8. Possible party wall rights with the building appurtenant to the land adjoining on the east and projection of improvements appurtenant to the Property into the public right of way of Pennsylvania Avenue, N.W. as shown on the the plat of survey dated April 28, 2014, prepared by Bohler Engineering and entitled "ALTA/ACSM Land Title Survey, PNCBank, 1503- 1505 Pennsylvania Avenue, N.W., A&T Lot 810 Square 221, District of Columbia".

Doc #: 2014038866  
Filed & Recorded  
05/02/2014 02:21 PM  
IDA WILLIAMS  
RECORDER OF DEEDS  
WASH DC RECORDER OF DEEDS  
RECORDING FEES \$25.00  
SURCHARGE \$6.50  
RECORDATION TAX FEES \$449,500.00  
TRANSFER TAX FEES \$449,500.00  
TOTAL: \$899,031.50



Government of the  
District of Columbia  
Office of Tax  
and Revenue  
Recorder of Deeds  
1101 4th Street, SW  
Washington, DC 20024  
Phone (202)727-5374



## ECONOMIC INTEREST DEED

Transferor(s) Name Milken Family Foundation

Address 1250 Fourth Street, 3rd Floor

City Santa Monica

State CA

Zip 90401

Telephone Number (310) 570-4800

Transferee(s) Name The Milken Institute

Address 1250 Fourth Street, 2nd Floor

City Santa Monica

State CA

Zip 90401

Telephone Number (310) 570-4600

Date of Transfer

mm/dd/yyyy

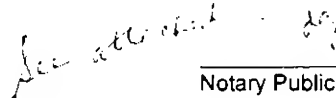
Interest Transferred 100.00 %

Underlying (Qualifying) Real Property Square 221 Suffix  Lot 0810

  
Transferor Signature

  
Transferee Signature

Subscribed and sworn to before me this  day of , 20.

  
Notary Public

(Notary Seal)

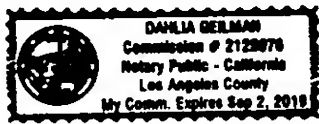
My Commission Expires:   
mm/dd/yyyy

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 22nd  
day of November, 2017, by Richard V. Sandler & Michael  
Klowden

proved to me on the basis of satisfactory evidence to be the  
person(s) who appeared before me.



(Seal)

Signature *Dahlia Gellman*

Doc #: 2017131059 Fees: \$876,930.31  
11/29/2017 10:13 AM Pages: 2  
Filed and Recorded in Official Records of  
WASH DC RECORDER OF DEEDS IDA WILLIAMS

RECORDING FEES  
SURCHARGE

\$876,923.81  
\$6.50